



## 4 Ystad Y Wenallt

Llanbedr | Merionethshire | LL45 2PD

£315,000

**MONOPOLY**<sup>®</sup>

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# 4 Ystad Y Wenallt

Llanbedr | Merionethshire | LL45 2PD

Located in an idyllic position in the heart of the popular coastal village of Llanbedr, this charming spacious house offers a quiet cul de sac semi rural setting that is sure to captivate your heart. The property boasts a large garden that backs onto woodland and fields, providing a serene and peaceful atmosphere for you to enjoy.

There is a spacious driveway and plentiful parking for this extended 4 bedroomed semi-detached house which boasts 2 reception rooms plus home office in addition to an attractive garden room.

The principal bedroom comes with an en-suite for added convenience, while the large kitchen/diner is perfect for hosting family meals and gatherings. The kitchen is equipped with both a Rayburn and range-style oven, adding a touch of traditional charm to the space.

Additional features of this lovely property include a utility room, a ground floor WC, a home office for remote working, and a delightful garden room where you can relax and unwind. You'll also have the pleasure of enjoying a share of an orchard, adding a touch of nature to your surroundings.

During colder evenings, you can cozy up by the wood-burning stove in the lounge, creating a warm and inviting ambiance. Whether you're looking for a peaceful retreat or a place to call home, this property offers a perfect blend of comfort, style, and tranquillity.

The property is situated in a beautiful, quiet location just minutes walk from the village centre with its 3 pubs and village school, village hall and transport links and is close to sandy beaches.

- 4 bedroom extended semi detached with idyllic garden
- 2 Reception rooms plus home office and large kitchen/diner with range oven and Rayburn
- En-suite to principal bedroom
- Driveway parking
- Quiet cul de sac location in heart of coastal village
- Large garden backing onto woodlands and fields
- Attractive garden room with power plus share of orchard
- Ground floor WC and utility room
- Walking distance of village amenities
- Cosy wood burning stove in lounge





### Entrance Hallway

With solid wood floor, doors off to the lounge and kitchen/diner and stairs rising to the first floor.

### Lounge

14'1" x 10'5" (4.3 x 3.2)

A cosy lounge with wood effect laminate flooring and wood burning stove on slate hearth and window to the front looking out to front lawn and over to the shared orchard. With internet, phone and TV connections.

### Kitchen/Diner

21'3" x 10'5" (6.5 x 3.2)

Spacious and attractive with a range of wall and base units with quartz and solid wood counter over. With solid wood flooring and range style NEFF oven with ceramic hob and extractor over, plus solid fuel Rayburn, integrated dishwasher, tiled splash backs and large dining area in front of French doors opening to the garden. Full of light with additional window to the side.

### Living Room

12'9" x 10'6" (3.89 x 3.22)

A charming room flooded with light looking over the garden with full height picture window to one side and French doors leading out to the garden. Wood effect laminate flooring.

### Study/Home Office

9'10" x 10'9" (3 x 3.3)

Currently used as a study, library this spacious room would make an ideal home office, hobby or games room or additional reception room.

### Utility

7'6" x 7'2" (2.3 x 2.2)

With solid wood floor and a range of base units and counter over, Belfast sink, plumbing and space for both washing machine and tumble drier and also

space for a fridge freezer. There is a window to the front, door to kitchen/diner and also to the ground floor WC.

### Ground Floor WC

With low level WC and hand basin and obscure window to the front.

### Principal Bedroom

16'4" x 10'5" (5.0 x 3.2)

This large room has a delightful outlook to the rear of garden and woodland, a further window to the side, solid wood flooring and door to en-suite shower room.

### En-suite to Principal Bedroom

With large walk in shower, low level WC and hand basin in vanity unit. There is a window to the front providing lots of natural light.

### Bedroom 2

13'9" x 10'9" (4.2 x 3.3)

A further large double with window to the front and recessed wardrobes.

### Bedroom 3

12'5" x 8'10" (3.8 x 2.7)

With a delightful outlook to the rear of garden and woodland and recessed wardrobe.

### Bedroom 4

9'2" x 7'6" (2.8 x 2.3)

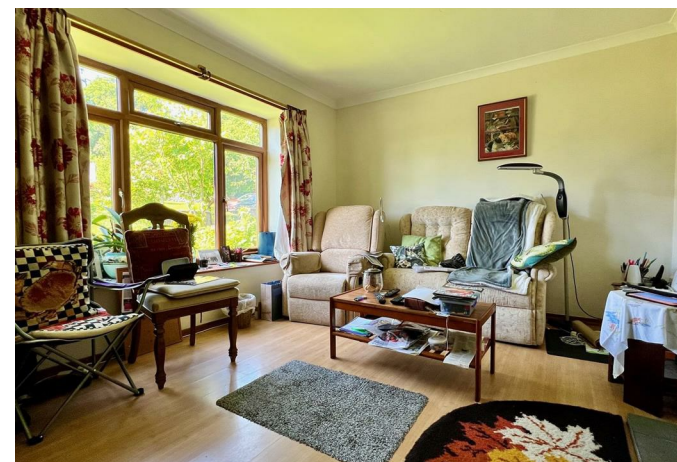
With window to the front towards the shared orchard.

### First Floor Bathroom

With large walk in shower, low level WC, wall mounted hand basin and obscure window to the rear.

### Garage

An end terrace garage with door doors.









### **Garden Room**

A large garden room of wood construction with glazing and double French doors, lighting and power in an idyllic spot in the garden.

### **Exterior**

To the front is gravelled driveway parking and a front garden laid mostly to lawn. To the rear is an idyllic landscaped garden with patio, lawns, mature bushes, shrubs and flowers with a backdrop of woodland. Terraces lead up a slope to the rear woodland and the garden is a gardener's and wildlife enthusiast's delight. In addition to the large garden room there are also 2 sheds.

To the front across the drive from the property is the orchard with fruit trees.

### **Additional Information**

The property is connected to mains electricity, water and drainage. Heating is via the solid fuel Rayburn, electric and the wood burning stove in the lounge.

### **Llanbedr and its Surrounds**

The property benefits from wonderful river and mountain walks right from the doorstep and is located in the popular coastal village of Llanbedr situated on the western coastal fringe of the Snowdonia National Park and close to beautiful sandy beaches. The village is served by a convenience store, two public houses, a country house hotel and the village church. The local playing fields, Llanbedr CIW Primary School and the Cylch are just a few minutes walk away. Harlech with its World Heritage listed castle, famous beach and the renown Royal St David's links golf course is 2 miles north of the village. Further afield are the larger towns of Barmouth (7 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the major supermarkets operate a delivery service to the village. There is a local bus service, and a railway station which serves the Cambrian Coastline track and provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond. Behind the village of Llanbedr is the spectacular Rhinog mountain range that comprises countless hiking challenges for all abilities.







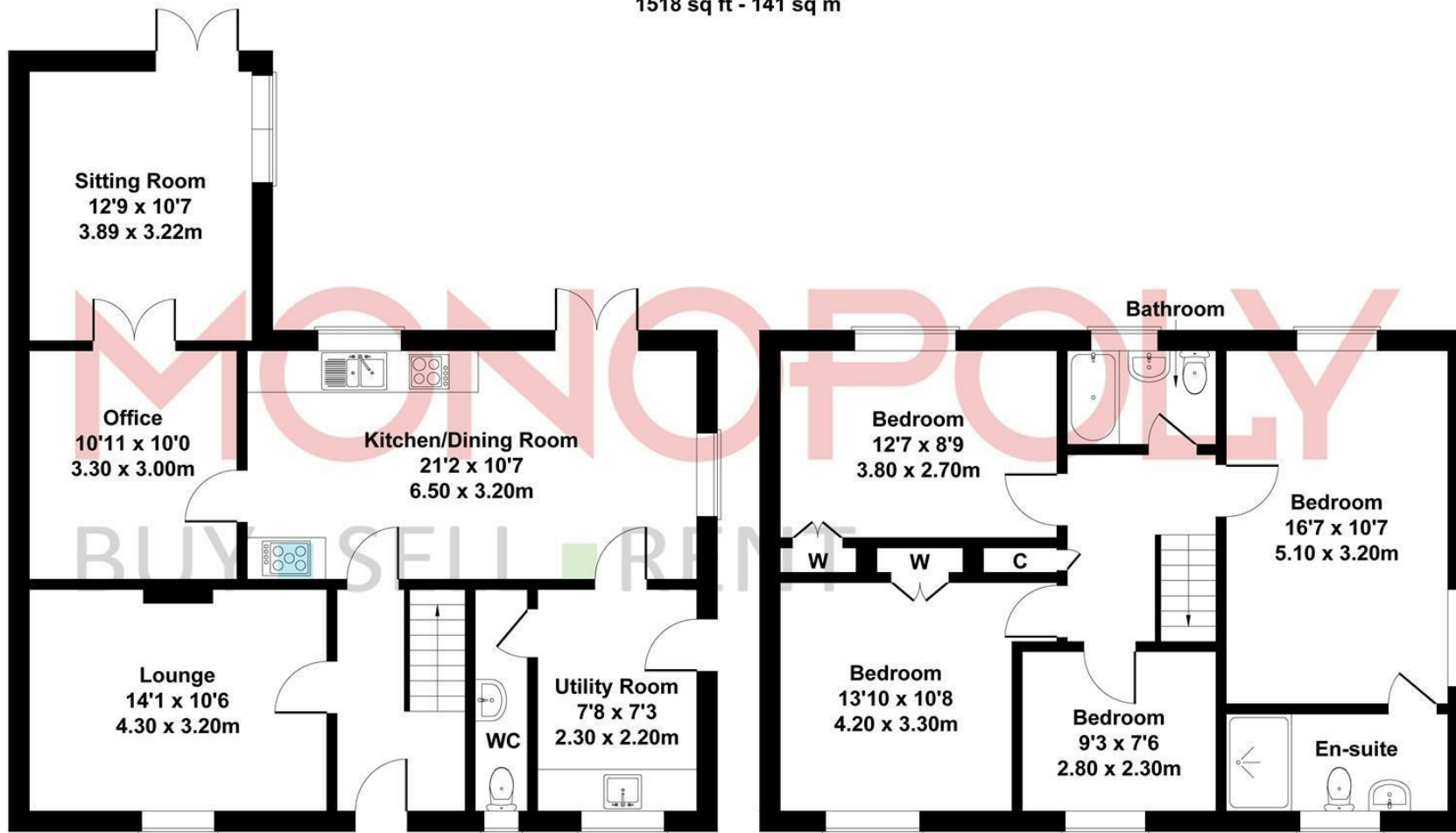






# 4 Ystad Y Wenallt

Approximate Gross Internal Area  
1518 sq ft - 141 sq m



**GROUND FLOOR**

**FIRST FLOOR**

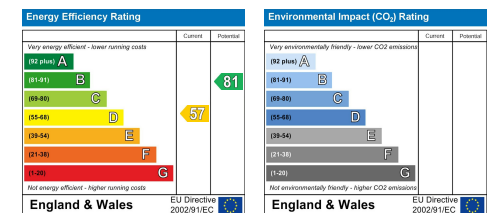
Not drawn to scale,  
For Illustrative Purposes Only.

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.















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